

TAQUERIA TAXCO
CHAMPS CHICKEN
RESTAURANTS

Kiest

St James Manor Appts

USPS

SITE

Fiesta

MD KID'S

EXCEL DENTAL CLINIC

Little Caesars

Foot Locker

CITI TRENDS

13,102 VPD

JJ BEAUTY SUPPLY

Fred Loy INSURANCE

cricket wireless

Red Carpet

T-Mobile

Wendy's

boost mobile

SPEEDY CASH

MoneyGram

metro by T-Mobile

FAMILY DOLLAR

TRUIST

dds DISCOUNTS

Walgreens

O'Reilly

DART

EZPAWN

17,043 VPD

AVAILABLE

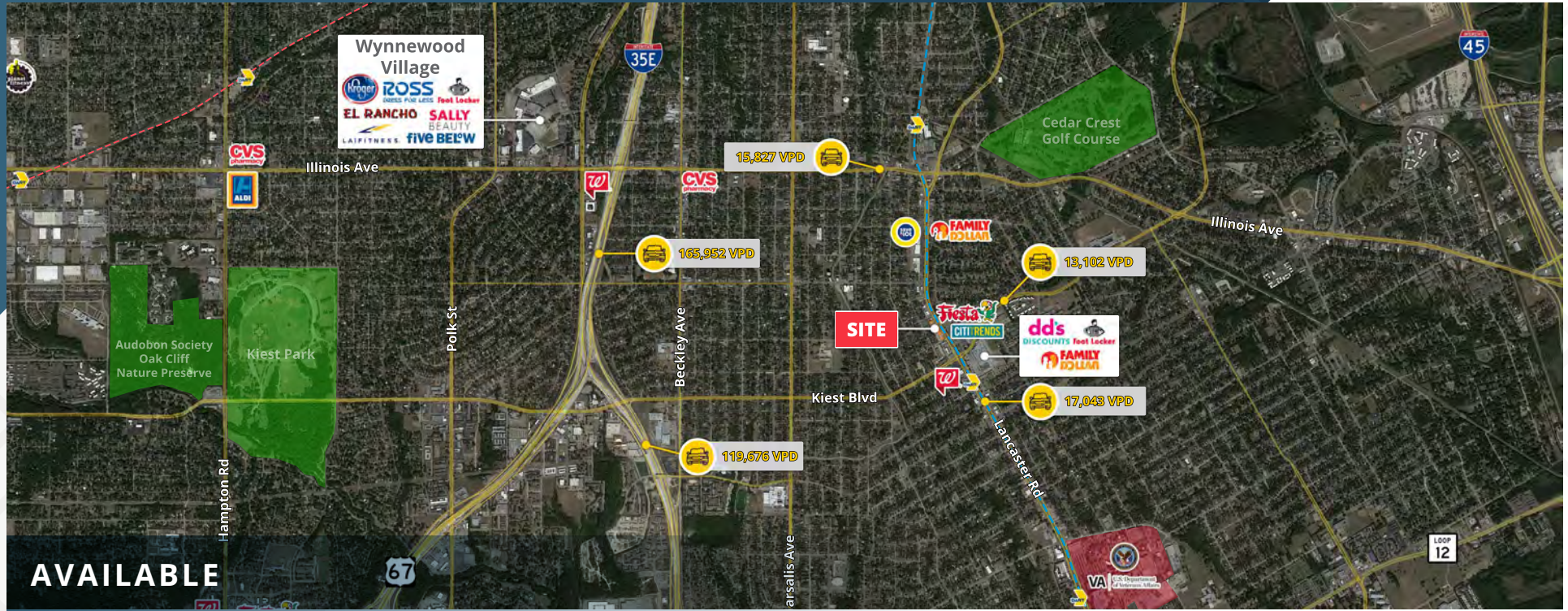
Multi-Tenant Retail - New Construction - Delivery Fall 2024

Lancaster Rd & Kiest Blvd | Dallas, TX



Multi-Tenant Retail - New Construction - Delivery Fall 2024

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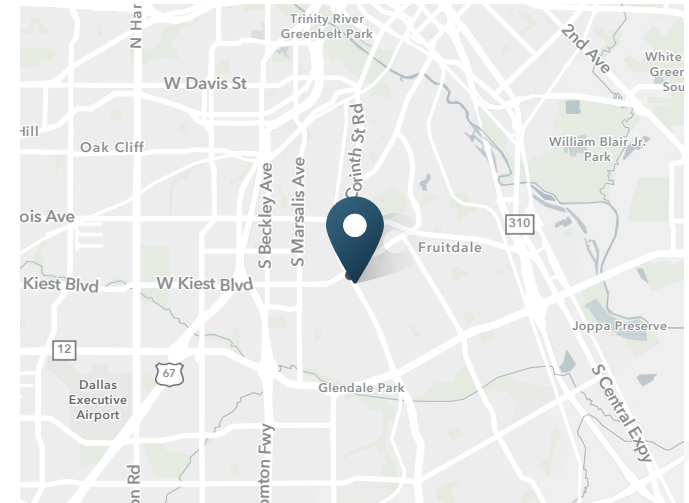
13,700± SF
Lease Space Available

Contact
Broker
Rate

ABOUT THE PROPERTY

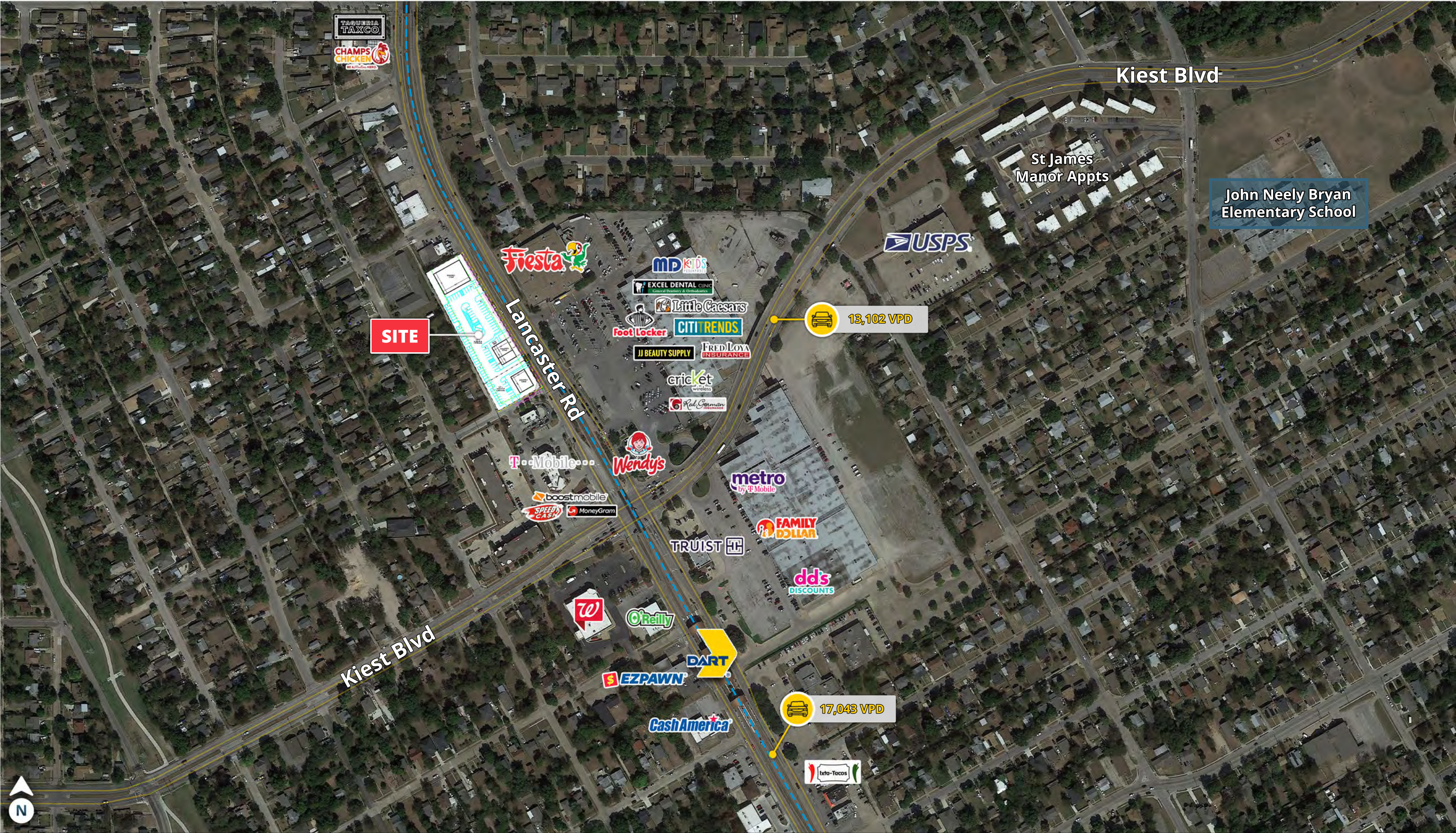
- Strong neighborhood retail node with grocery, apparel, QSR and good mix of national retailers
- Close proximity to VA Hospital (serves more than 195,000 Veterans)
- Highly visible with frontage to Lancaster Rd
- Over 30,000 cars per day at Lancaster Rd & Kiest Blvd (AADT 2021)
- Signalized intersection
- Freestanding and multi-tenant opportunities available
- 3 mile density of 113,000 people

JOIN THESE RETAILERS



Lancaster Rd & Kiest Blvd

Dallas, TX



SITE

13,102 VPD

17,043 VPD

John Neely Bryan Elementary School

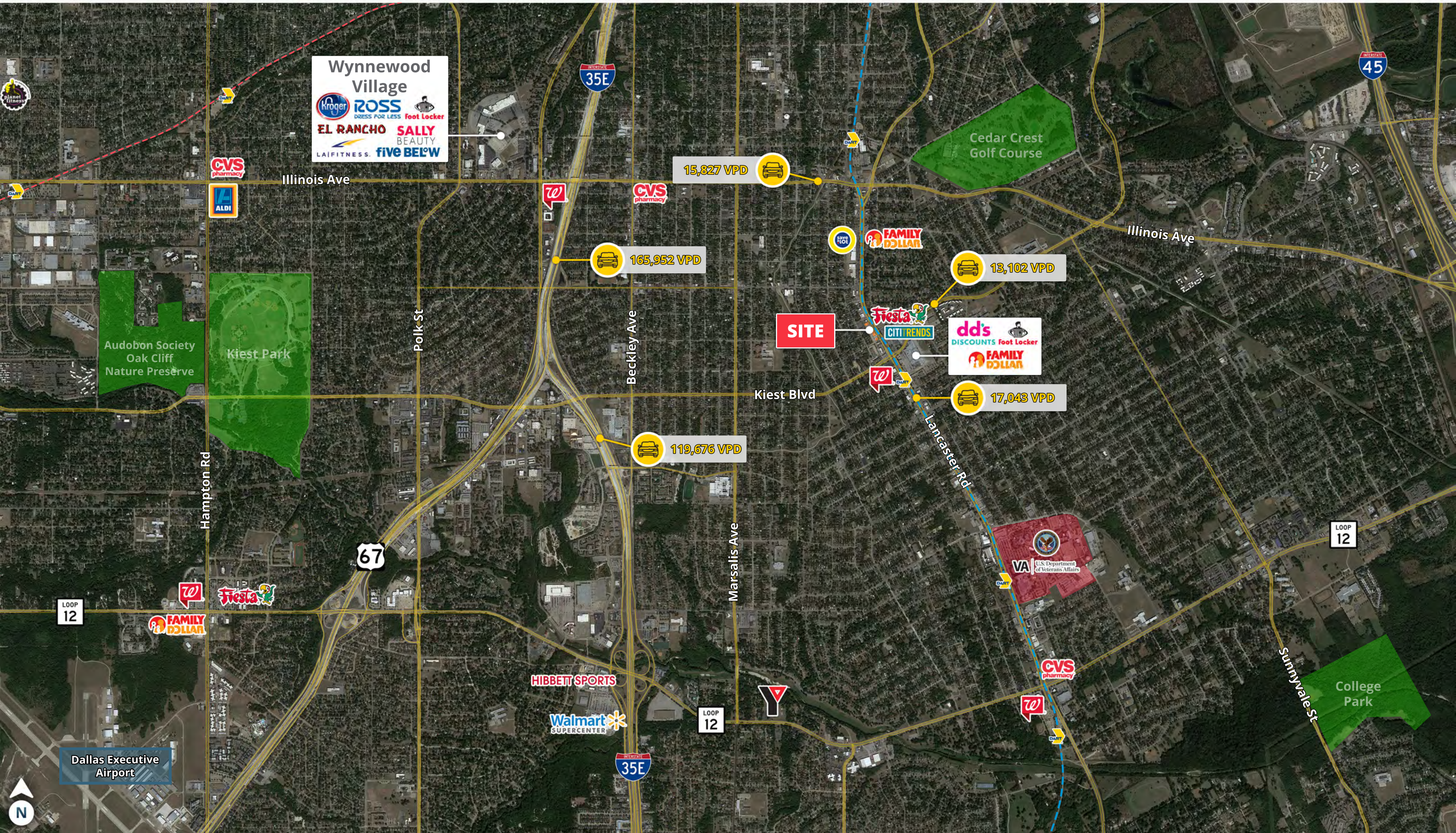
Kiest Blvd

Kiest Blvd

Lancaster Rd

Lancaster Rd & Kiest Blvd

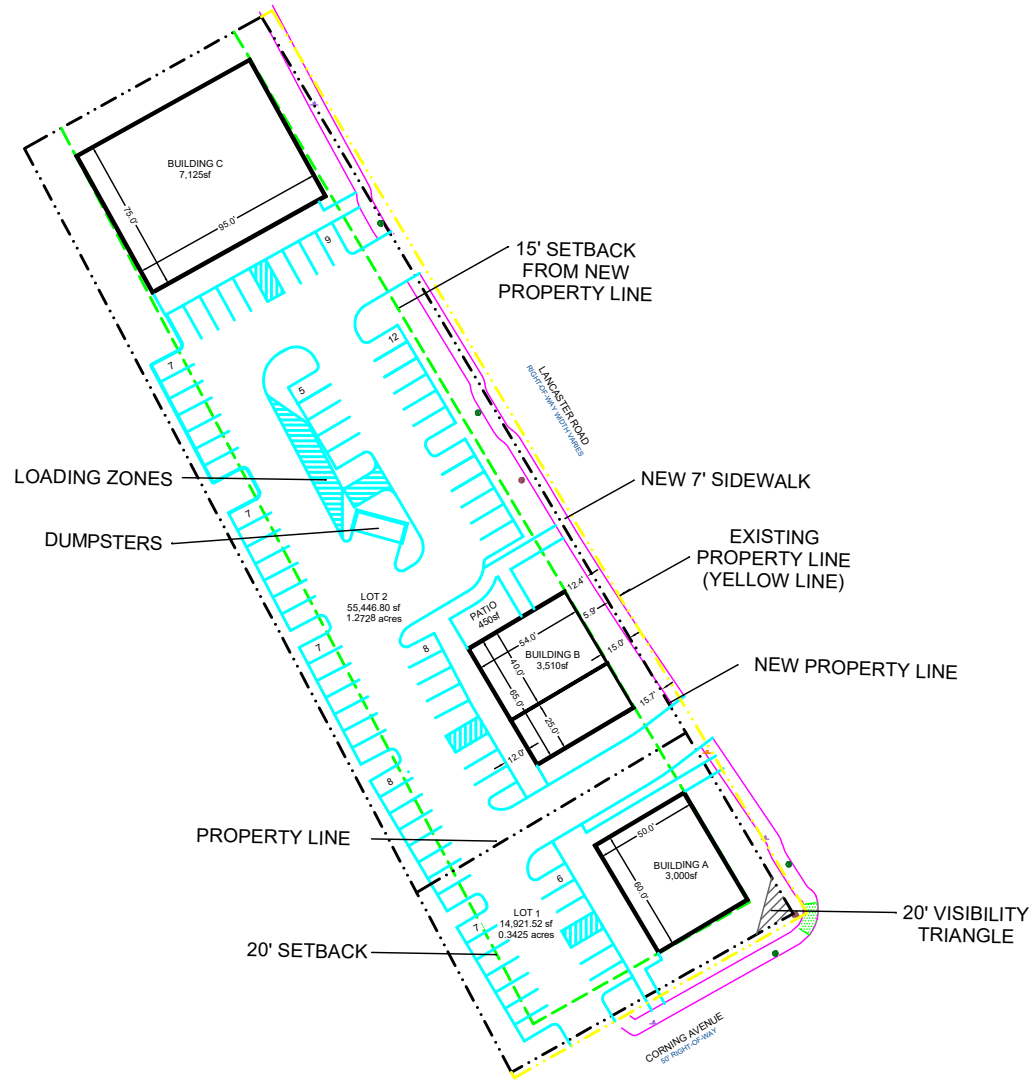
Dallas, TX



Dallas Executive Airport

Site Plan

Lancaster Rd & Kiest Blvd | Dallas, TX



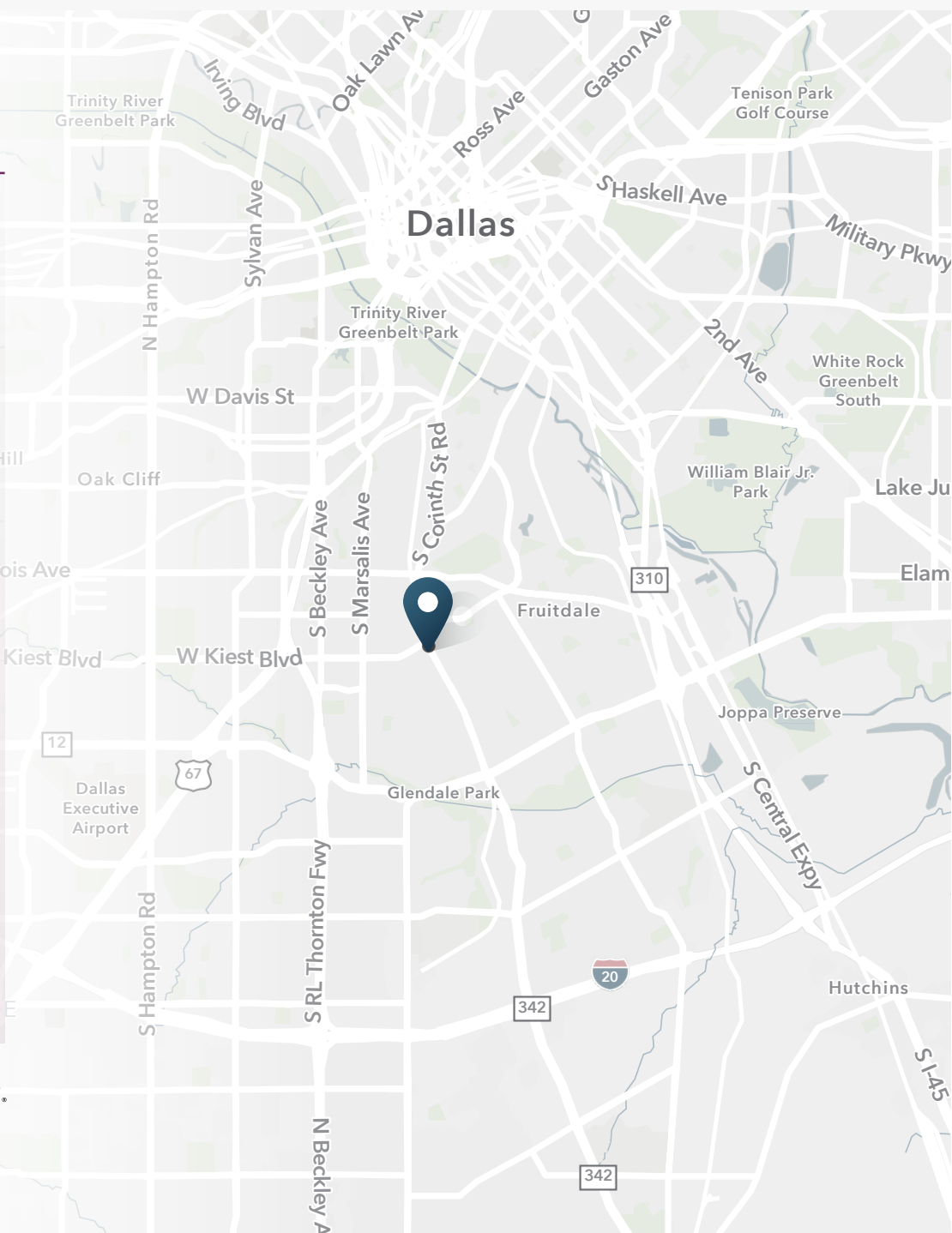
TOTAL PROPERTY LOTS
1 & 2
70,368.32 sf
1.6154 acres
13,635sf buildings
76 parking spaces
max 2,250 sf restaurant



UCR CSP - 6-4
07-11-23

DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population			
2023 Estimated Population	17,650	114,490	271,379
2028 Projected Population	17,244	113,230	278,207
Projected Annual Growth Rate 2023 to 2028	-0.46%	-0.22%	0.50%
Daytime Population			
2023 Daytime Population	14,214	96,453	266,385
Workers	2,520	26,130	114,744
Residents	11,694	70,323	151,641
Income			
2023 Est. Average Household Income	\$44,462	\$53,965	\$69,571
2023 Est. Median Household Income	\$31,533	\$37,022	\$45,823
Households & Growth			
2023 Estimated Households	5,274	37,251	94,900
2028 Estimated Households	5,151	36,950	99,567
Projected Annual Growth Rate 2023 to 2028	-0.47%	-0.16%	0.96%
Race & Ethnicity			
2023 Est. White	11%	14%	19%
2023 Est. Black or African American	38%	42%	39%
2023 Est. Asian or Pacific Islander	0%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	32%	26%	23%
2023 Est. Hispanic	59%	52%	49%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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